



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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September 15, 2005

IN REPLY PLEASE
REFER TO FILE: **MP-6**
10.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

VERDUGO WASH - PARCEL 256EX
QUITCLAIM OF EASEMENT - CITY OF GLENDALE
SUPERVISORIAL DISTRICT 5
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Verdugo Wash, Parcel 256EX (1,753 square feet), located on the east side of the channel, north of Santa Maria Avenue, between Verdugo Road and Canada Boulevard in the City of Glendale, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easement to the underlying fee owners, Ivan and Adrienne Nova, for \$34,000.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to quitclaim its easement interests in Verdugo Wash, Parcel 256EX, to the underlying fee property owners, Ivan and Adrienne Nova.

The District acquired the easement rights in Parcel 256EX as part of the land needed for the construction of Verdugo Wash. Construction of Verdugo Wash has been completed, and the subject parcel lies outside the required right of way. The underlying fee owners requested this easement be quitclaimed to them.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$34,000 is within the range of the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA as specified in Section 15312 of State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
September 15, 2005
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CONCLUSION

Enclosed are an original and duplicate of the Quitclaim of Easement. Please have the original and duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

MQ:bw
D2:2264D8805

Enc.

cc: Auditor Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Ivan Nova and Adrienne Nova
2951 Verdugo Road
Glendale, CA 91208

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
5653-001-902 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to IVAN NOVA and ADRIENNE NOVA, husband and wife, as joint tenants, all its right, title, and interest in and to that certain easement for flood control purposes, as acquired by Document recorded February 24, 1942, as Document No. 877, in Book 19124, page 278, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Glendale, County of Los Angeles, State of California, as described in Exhibit A attached hereto and by this reference made a part of hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

VERDUGO WASH 256EX
10-RW 4.1
I.M. 174-217
S.D. 5 M0421010

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner By _____

EXHIBIT A

VERDUGO WASH 256EX

10-RW 4.1

A.P.N. 5653-001-902 (Portion)

T.G. 534 (H6)

I.M. 174-217

S.D. 5

M0421010

LEGAL DESCRIPTION

(Quitclaim of portion of easement)

That portion of that part of Lot 9, Block 43 of Selvas de Verdugo, as shown on map recorded in Book 84, pages 99 and 100, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL NO. 256 in a Final Order of Condemnation, had in Superior Court Case No. 402578, a certified copy of which is recorded in Book 19124, page 278, of Official Records, in the office of said Recorder, lying easterly of a curve concentric with and 27.50 feet easterly, measured radially, from that certain curve having a radius of 1,538.41 feet in the center line of said PARCEL NO. 256.

Containing: 1,753 \pm s.f.